

ZONING BOARD MEETING AGENDA

THURSDAY, JUNE 9, 2016 AT 8:00 P.M.,

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE
HARRISON, N.Y.**

CAL. Z16-009 ALFRED & MARY RIGUZZI – 229 Lincoln Avenue, Block 912, Lot 4 – **Heard – Closed – Findings being prepared.**

CAL. Z16-001 3040 WESTCHESTER AVENUE – 3000-3040 Westchester Avenue, Block 602, Lot 2.05 – This property is located in a SB-0 Zoning District. This application has been referred by the Planning Board to the Zoning Board. Pursuant to §235-38 Titled Schedule of off-street truck loading space requirement. Every building or structure or lot used for nonresidential purpose, including a hotel or motel, shall be provided with off-street truck loading spaces in accordance with the following schedule, except when the lot has a total area of less than 20,000 (square footage). Buildings with a floor area (square footage) between 30,000 and 60,000 require 2 loading spaces. Pursuant to §235-12(B) of the Table of dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required side yard setback adjoining a business district is 75 feet. The required side yard buffer strip adjoining a business district is 50 feet. The required rear yard buffer strip is 50 feet. Pursuant to §235-31(A) Except in the R-75, B and MF Residence Districts and PB, NB, CBD and MFR Business Districts, all buildings and structures shall be setback at least 50 feet from the seasonal high water's edge or established channel lines or streams and other water bodies, as established by the Town Board, reference shall be made to those established by other governmental bodies such as the state, the county, the Soil Conservation Service or the United States Department of Housing and Urban Development, Federal Insurance Administration. This application requires 5 Variances. **Variance 1:** The proposed new 44,000 square foot building is proposed to have one loading space, thus requiring a variance for the one additional loading space required. **Variance 2:** The proposed parking garage is indicated to have a 0 feet setback, thus requiring a variance of 75 feet. **Variance 3:** the proposed parking garage is indicated to have 0 buffer strip, thus requiring a variance of 50 feet. **Variance 4:** The proposed new parking spaces to be created at the Northern portion of the property are indicated to have a rear buffer strip of 10 feet, thus requiring a variance of 40 feet. **Variance 5:** The proposed fence is indicated to have a setback from the water's edge of the Blind Brook of 9 feet, thus requiring a variance of 41 feet. – **Not Heard at the May Meeting – Adjourned to the June Meeting.**

CAL. Z16-005 VITO FORGIONE – 242 Park Avenue, Block 904, Lot 7 – This property is located in a B Zoning District and pursuant to §235-36 Schedule of Off Street parking Space Requirements of the Zoning Ordinance of the Town/Village of Harrison One and Two Family Dwellings must provide 2 parking spaces per dwelling unit. The legalization of the expansion of the finished basement and the reconstruction of the front steps has eliminated 2 of the required 4 parking spaces thus requiring a variance for 2 spaces. **Heard at the May Meeting – Adjourned to the June Meeting.**

CAL. Z16-008 MITCHELL WILK DEVELOPMENT – 34 Griswold Road, Block 544, Lot 26 – This property is located in an R-1 Zoning District and pursuant to 235-C(1) No fence or wall located in a required front yard shall have a height greater than 4 feet. The proposed fence to be installed along Purchase Street and a portion of Park Drive North shown to have a height of 6 feet thus requiring a variance of 2 feet. – **Heard at the May Meeting – Adjourned to the June Meeting.**